

**MAYOR AND COUNCIL STRATEGIC FOCUS AREA SUBCOMMITTEE**  
**RIO NUEVO/DOWNTOWN, ARTS, CULTURE AND HISTORY**  
ADMINISTRATIVE ACTION REPORT AND SUMMARY  
June 12, 2006

Council Member Trasoff called the Subcommittee meeting to order at 5:01 p.m. The meeting was held in the Ward 6 Council Office, 3202 E. 1<sup>st</sup> Street, Tucson, Arizona.

COUNCIL MEMBERS PRESENT: Council Member Nina Trasoff, Subcommittee Chair, Ward 6  
Vice Mayor Steve Leal, Ward 5

ABSENT/EXCUSED: Council Member Jose Ibarra, Ward 1

STAFF LIAISON PRESENT: Greg Shelko, Rio Nuevo Director

GUEST PRESENTERS: Albert Elias, Urban Planning & Design Director  
Bill O'Malley, Rio Nuevo Construction Manager  
Dave Burns and David Wald-Hopkins,

AGENDA ITEM/MAYOR AND COUNCIL ACTION	STAFF ACTION
<b>1. Call to Order</b>  Chair Trasoff called the meeting to order at 5:01 p.m.	
<b>2. Tucson Origins Heritage Park Design Development Update</b>  Mr. O'Malley addressed the subcommittee members. In January of 2004, the WLB Group completed the master plan for development of the Tucson Origins Heritage Park. The plan recommended developing the project in three phases. Funding for Phase I in the amount of \$9.8 million was approved at that time. It included the construction of El Presidio de Tucson located at the corner of Church and Washington and infrastructure improvements related to Tucson Origins and the general westside. These portions of the project are all underway. The next step is to design the Mission San Agustin and Tucson Origins Heritage Park. The local architectural firm Burns-Wald-Hopkins is being recommended for the design phase of the project. The cost for this work is \$965,000.  Messrs. Burns and Wald-Hopkins introduced themselves to the subcommittee and gave an overview of their design team.  Ms. Gayle Hartmann, a member of the Rio Nuevo Citizens Advisory Committee, reported that the committee voted to support the funding subject to the TIF extension. (This, she explained, may be attributed to some members thinking this construction work was more master planning work.  Ms. Diane Hadley representing the Santa Cruz River Alliance, and Lillian Lopez-	

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Grant representing Menlo Park, expressed their support for the project.

Vice Mayor Leal provided the following comments:

- all the structures identified in the master plan should be built because critical massing is very important;
- the visitor center should be contextually appropriate with the other structures and not a modern facility;
- people living in Tucson shouldn't have to pay an admission price to visit the facility, and this should be considered when formulating long-term operations and management plans;
- the Mission Road alignment needs to be historically identified as the DeAnza Trail, which was later called Camino Real;
- this project needs as much community involvement as possible, including input on design development, participation in adobe brick making, etc.; and
- particular attention should be given to overall authenticity of design, and riparian habitat connections and restoration.

Chair Trasoff requested that site planning be flexible to accommodate other facilities in the future (e.g. a library, children's museum, etc.)

***Vice Mayor Leal made a motion to support Rio Nuevo funding in the amount of \$965,000 to contract with Burns-Wald Hopkins to design the Mission San Agustin and Tucson Origins Heritage Park and for staff take into consideration the comments presented at today's meeting. Chair Trasoff seconded the motion. The motion passed 2-0.*** The item will be forwarded to the full Mayor and Council for approval on June 27, 2006. The subcommittee required regular updates as the design evolves.

Staff was also asked to look into Ms. Lillian Lopez-Grant's request for Menlo Park to participate in an annual celebration of Tucson's Birthday (which falls on August 20<sup>th</sup>).

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**3. Status Report on Pending Land Use Code Amendment and Expected Outcomes for Downtown Revitalization**

Mr. Elias presented an update on a proposed Land Use Code amendment that would provide flexibility for downtown development. Currently, landscaping, parking and other standards fit more into the suburban land use mode and don't always work well in a more intensive downtown setting. The amendment would allow properties within the Rio Nuevo and Downtown Zone boundaries to apply for administrative waivers of certain land use code development regulations. It would apply to setbacks, lot coverage, height and floor area ratio, off street parking, loading zone requirements, landscaping and screening standards.

Requests for administrative waivers would be reviewed by a team led by the Development Services Director. Modifications would have to comply with all design criteria in the Rio Nuevo District Zone and show that no adverse impacts would result. Affected parties would still receive notices per the Code and would retain decision appeal rights to the Board of Adjustment for a public hearing.

Vice Mayor Leal asked staff to consider Mayor and Council as the decision making body for protests as opposed to the Board of Adjustments. He also emphasized the need to implement parking strategies immediately, including both new structures and increased on-street spaces. It was further suggested that staff consider a phased-in approach to these amendments.

Ms. Lopez-Grant asked if there was any way that the boundaries could be stretched even further to include the Menlo Park Neighborhood? Mr. Leal asked Mr. Elias to meet with Ms. Lopez-Grant on her request and to also look at other downtown gateways (such as Stone Avenue, 6<sup>th</sup> Avenue, and the others)

This item is scheduled for discussion by the full Mayor and Council on June 20, 2006.

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**4. Call to the Audience**

There was no one in the audience that wished to address the subcommittee.

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**5. Future Agenda Items**

No future agenda items were added at this time.

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<b>6. Adjournment</b>	
The meeting was adjourned at 6:08 p.m.	